・ Hysan Development Company Limited



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Direct Tel: 2830 5130 Direct Fax: 2577 5219

E-mail: terese.wong@hysan.com.hk

Our Ref : SEC/TW/USSEC/L256-07cc/fy

Your Ref:

The Lee Gardens, 33 Hysan Avenue, Causeway Bay, Hong Kong Tel: (852) 2895 5777 Fax: (852) 2577 5153 www.hysan.com.hk

13 September 2007

Exemption No. 82-1617

BY AIR MAIL

SUPPL

The U.S. Securities and Exchange Commission Office of International Corporate Finance

450 Fifth Street, N.W. Washington, DC 20549 USA

Mailstop: 3-2



Dear Sirs,

Hysan Development Company Limited (the "Company"), Exemption No. 82-1617 - Repurchases of the Company's securities

We, a company incorporated in Hong Kong, furnish a copy of Form G – Form of Share Buyback Report to The Stock Exchange of Hong Kong Limited published on the website of Hong Kong Exchanges and Clearing Limited at www.hkex.com.hk dated 12 September 2007 regarding the subject matter for your records.

Yours faithfully,

For and on behalf of

HYSAN DEVELOPMENT COMPANY LIMITED

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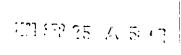
Head of Legal & Secretarial Services

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APPENDIX 5



FORM OF SHARE BUYBACK REPORT TO THE STOCK EXCHANGE OF HONG KONG LIMITED ("THE EXCHANGE")

3.1

FORM G

To: T 1	nber 2007													
Dear	Dear Sir,													
Nam	Name of Company: Hysan Development Company Limited													
Description of Securities: Ordinary shares														
A.	Pu	rchase Report	<u>t</u>											
We hereby report the following purchases by our company of the above securities.														
<u>Trad</u>	ing D	ay/Date	Number of Securities Purchased	Method of Purchase*	Price per Share or Highest Price <u>Paid \$</u>	Lowest Price Paid \$	Total <u>Paid \$</u>							
12 September 2007		ıber 2007	1,026,000	On the Exchange	20.85	20.50	21,237,202.30							
Total			1,026,000				21,237,202.30							
* Either on the Exchange, on another stock exchange (stating the name of the exchange), by private arrangement or by general offer.														
B. Additional Information for company's whose primary listing is on the Exchange														
1. Number of such securities purchased on the Exchange in the year to date (since ordinary resolution) (a) 8,545,000														
	 % of issued share capital at time ordinary resolution passed acquired on the Exchange since date of resolution 													
		<u>(</u>	(a) x 10 issued share		<u>)</u>	0.80973	. %							

We hereby confirm that the purchases set out in A above which were made on the Exchange were made in accordance with the listing rules of the Exchange entitled "Rules Governing the Listing of Securities" and that there have been no material changes to the particulars contained in the Explanatory Statement dated 4 April 2007 which has been filed with the Exchange. We also confirm that any purchases set out in A above which were made on another stock exchange were made in accordance with the domestic rules applying to purchases made on that other exchange.

Yours faithfully, Wendy W.Y. Yung Company Secretary Hysan Development Company Limited

Hysan Development Company Limited



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Your Ref:

12 September 2007

Exemption No. 82-1617

The U.S. Securities and Exchange Commission Office of International Corporate Finance 450 Fifth Street, N.W. Washington, DC 20549 **USA** Mailstop: 3-2

BY AIR MAIL

Dear Sirs,

Hysan Development Company Limited (the "Company"), Exemption No. 82-1617 - Repurchases of the Company's securities

We, a company incorporated in Hong Kong, furnish a copy of Form G - Form of Share Buyback Report to The Stock Exchange of Hong Kong Limited published on the website of Hong Kong Exchanges and Clearing Limited at www.hkex.com.hk dated 11 September 2007 regarding the subject matter for your records.

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Yours faithfully, For and on behalf of HYSAN DEVELOPMENT COMPANY LIMITED

Terese Wong

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Head of Legal & Secretarial Services

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APPENDIX 5

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FORM OF SHARE BUYBACK REPORT TO THE STOCK EXCHANGE IF TO THE STOCK EXCH

FORM G

To: The Head of the Listing Division The Listing Division The Stock Exchange of Hong Kong Limited Date: 11 September													
Dear Sir,													
Name of Company: Hysan Development Company Limited													
Description of Securities: Ordinary shares													
A.	<u>Pur</u>	chase Report											
We hereby report the following purchases by our company of the above securities.													
			Number of	er of Price per Share or									
			Securities	Method of	Highest Price	Lowest Price	Total						
Trading Day/Date		<u>y/Date</u>	<u>Purchased</u>	Purchase*	Paid \$	Paid \$	Paid \$						
11 September 2007		ber 2007	960,000	On the Exchange	20.65	20.30	19,699,872.00						
Total			960,000				19,699,872.00						
* Either on the Exchange, on another stock exchange (stating the name of the exchange), by private arrangement or by general offer.													
B.	Additional Information for company's whose primary listing is on the Exchange												
	1. Number of such securities purchased on the Exchange in the year to date (since ordinary resolution) (a) 7,519,000												
	 % of issued share capital at time ordinary resolution passed acquired on the Exchange since date of resolution 												
	(a) x 100												
	issued share capital 0.71251 %												

We hereby confirm that the purchases set out in A above which were made on the Exchange were made in accordance with the listing rules of the Exchange entitled "Rules Governing the Listing of Securities" and that there have been no material changes to the particulars contained in the Explanatory Statement dated 4 April 2007 which has been filed with the Exchange. We also confirm that any purchases set out in A above which were made on another stock exchange were made in accordance with the domestic rules applying to purchases made on that other exchange.

Yours faithfully, Wendy W.Y. Yung Company Secretary Hysan Development Company Limited

